

00-10

BILL NO. _____

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

AS AMENDED

BILL NO. 00-10 (As Amended)

Introduced by Council President Hirsch at the request of the County Executive
Legislative Day No. 00-9 Date March 21, 2000

AN ACT to add new definition Mixed Use Center to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning; to add new Section 267-41.2, U.S. Route 40 Commercial Revitalization District, of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Section 267-43, Approval, and Section 267-44, Applicability, both of Article VII, Design Standards for Special Developments, of Part 1, Standards, of Chapter 267, Zoning; to add new Section 267-46.3, Garden and mid-rise apartment dwellings (GMA), new Section 267-46.4, Nursing homes and assisted living facilities, and new Section 267-46.5, Mixed use center, all of Article VII, Design Standards for Special Developments, of Part 1, Standards, of Chapter 267, Zoning; to add new Subsection B(2)(c)[7], Projects located within the Rte. 40

By the Council, March 21, 2000

Introduced, read first time, ordered posted and public hearing scheduled

on: April 18, 2000at: 6:30 p.m.By Order: James E. Massey, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on April 18, 2000 and concluded on, April 18, 2000

James E. Massey, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

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BILL NO. _____

Introduced by Council President Hirsch at the request of the County Executive

Legislative Day No. _____ Date _____

CRD, of Section 267-104, Adequate public facilities, of Article XXI, Public Facilities, of Part 6, Growth Management, of Chapter 267, Zoning; to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted Uses for Specific Zoning Districts: Retail Trade, and Table I: Principal Permitted Uses for Specific Zoning Districts: Services, all of Chapter 267, Zoning; to add new definition Directory Sign to Section 219-4, Definitions, of Chapter 219, Signs; to add new Subsection C(1)(g)[3], Freestanding signs within the U.S. Route 40 Commercial Revitalization District ("Rte. 40 CRD"), of Section 219-13, Signs permitted by district, of Chapter 219, Signs; and to repeal and reenact, with amendments, Section 219-15, Billboards, of Chapter 219, Signs, all of the Harford

By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: _____

at: _____

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____ and concluded on, _____

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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OF
HARFORD COUNTY, MARYLAND

AS AMENDED

BILL NO. _____

Introduced by _____ Council President Hirsch at the request of the County Executive

Legislative Day No. _____ Date _____

County Code, as amended; to provide for the establishment of the Route 40 Commercial Revitalization District and the district regulations for the new District; to provide that garden and mid-rise dwellings, nursing home and assisted living facilities, mixed use centers and integrated community shopping centers under 40,000 square feet be permitted as a special development in the Route 40 Commercial Revitalization District; to provide that the location of an integrated community shopping center over 40,000 square feet in the Route 40 Commercial Revitalization District be subject to the approval of the Board of Appeals; to establish the development and design standards for garden and mid-rise apartment dwellings in certain zoning districts in the Route 40 Commercial Revitalization District; to establish the development and design standards for nursing home and assisted living facilities in certain zoning districts in the Route 40 Commercial Revitalization

By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: _____

at: _____

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____ and concluded on, _____

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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COUNTY COUNCIL
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BILL NO. _____

Introduced by _____ Council President Hirsch at the request of the County Executive _____

Legislative Day No. _____ Date _____

District; to provide for the development and design standards for a mixed use center in certain zoning districts in the Route 40 Commercial Revitalization District; to provide that projects in the Route 40 Commercial Revitalization District which have primary accessibility on Route 40 need to prepare a Traffic Input Analysis if more than 1,500 trips per day are generated; to add a definition for directory sign; to provide for freestanding signs, to prohibit new billboards and to provide for removal or replacement of existing billboards in the Route 40 Commercial Revitalization District; to amend certain permitted use tables to correctly reflect changes to the Zoning Code; and generally relating to the establishment of the Route 40 Commercial Revitalization District.

By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: _____

at: _____

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____ and concluded on, _____

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. _____

AS AMENDED

1 Section 1. Be It Enacted By the County Council of Harford County, Maryland that the
2 definition of Mixed Use Center be and it is hereby added to Section 267-4, Definitions, of Article
3 I, General Provisions, of Part 1, Standards; that Section 267-41.2, U.S. Route 40 Commercial
4 Revitalization District, be and it is hereby added to Article VI, District Regulations, of Part 1,
5 Standards; that Section 267-43, Approval, and Section 267-44, Applicability, both of Article VII,
6 Design Standards for Special Developments, of Part 1, Standards, be and they are hereby repealed
7 and reenacted, with amendments; that Section 267-46.3, Garden and mid-rise apartment dwellings
8 (GMA), Section 267-46.4, Nursing home and assisted living facilities, and Section 267-46.5,
9 Mixed use center, be and they are hereby added to Article VII, Design Standards for Special
10 Developments, of Part 1, Standards; that Subsection B(2)(c)[7], Projects located within the Rte.
11 40 CRD, be and it is hereby added to Section 267-104, Adequate public facilities, of Article XXI,
12 Public Facilities, of Part 6, Growth Management; that Table I: Principal Permitted Uses for
13 Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for
14 Specific Zoning Districts: Residential: Conventional Development, Table I: Principal Permitted
15 Uses for Specific Zoning Districts: Retail Trade, and Table I: Principal Permitted Uses for
16 Specific Zoning Districts: Services, be and they are hereby repealed and reenacted, with
17 amendments, all of Chapter 267, Zoning, of the Harford County Code, as amended; that new
18 definition Directory Sign be and it is hereby added to Section 219-4, Definitions; that Subsection
19 C(1)(g)[3], Freestanding signs within the U.S. Route 40 Commercial Revitalization District ("Rte.
20 40 CRD"), be and it is hereby added to Section 219-13, Signs permitted by district; and that
21 Section 219-15, Billboards, be and it is hereby repealed and reenacted, with amendments, all of
22 Chapter 219, Signs, of the Harford County Code, as amended, all to read as follows:

Chapter 267. Zoning**Part 1. Standards****Article I. General Provisions**

1 **§ 267-4. Definitions.**

2 For purposes of this Part 1, the following words and phrases shall have the meanings
3 provided below:

4 MIXED USE CENTER -- A MIXTURE OF OFFICE, RETAIL, RECREATIONAL, HOTEL
5 AND RESIDENTIAL USES WITHIN A SINGLE STRUCTURE OR WITHIN MULTIPLE
6 STRUCTURES, BUT PHYSICALLY AND FUNCTIONALLY INTEGRATED.

7 **Article VI. District Regulations**

8 **§ 267-41.2. U.S. Route 40 Commercial Revitalization District.**

9 A. DEFINITIONS.

10 PAD SITE -- A SEPARATE LOT OR LEASED SITE THAT IS LOCATED WITHIN A
11 SHOPPING CENTER SITE. THE PAD SITE IS SUBJECT TO ANY CONDITIONS
12 ESTABLISHED BY THE ZONING CODE OR THE BOARD OF APPEALS, BUT BOUNDARY
13 SETBACK NEED NOT BE MET FOR INTERNAL LOT LINES.

14 REDEVELOPMENT - CONSTRUCTION ACTIVITIES IN PREVIOUSLY
15 DEVELOPED AREAS WHICH INCLUDE THE DEMOLITION OF EXISTING STRUCTURES
16 AND BUILDING NEW STRUCTURES OR THE SUBSTANTIAL RENOVATION OF
17 EXISTING STRUCTURES, OFTEN CHANGING FORM AND FUNCTION.
18 REDEVELOPMENT MAY INVOLVE EXISTING PROPERTY OWNERS AND BUSINESSES
19 OR NEW OWNERS AND TENANTS.

20 REVITALIZATION -- EFFORTS TO IMPROVE BUSINESS AREAS WHICH INCLUDE
21 THE PHYSICAL ENHANCEMENT OF EXISTING STREETSCAPES AND STRUCTURES,
22 MARKETING AND OTHER EFFORTS TO FILL VACANCIES AND BOOST BUSINESS.
23 REVITALIZATION GENERALLY FOCUSES ON CURRENT PROPERTY OWNERS AND

1 BUSINESSSES.

2 B. PURPOSE AND INTENT. THE INTENT OF THIS OVERLAY DISTRICT IS TO
3 ENCOURAGE REVITALIZATION AND REDEVELOPMENT IN THE U.S. ROUTE 40
4 CORRIDOR THROUGH DEVELOPMENT OF VACANT PARCELS, REDEVELOPMENT AND
5 IMPROVEMENT OF EXISTING PROPERTIES. FLEXIBILITY OF LAND USES AND
6 STANDARDS WILL BE ENCOURAGED TO ENHANCE APPEARANCE AND TO ENSURE
7 COMPATIBILITY WITH ADJACENT RESIDENTIAL NEIGHBORHOODS.

8 C. APPLICATION. THE U.S. ROUTE 40 COMMERCIAL REVITALIZATION
9 DISTRICT ("RTE. 40 CRD") IS HEREBY DEFINED AS THOSE PARCELS BETWEEN THE
10 CSX RAILROAD AND U.S. ROUTE 40 AND THOSE PARCELS LYING ALONG THE SOUTH
11 SIDE OF U.S. ROUTE 40 WITH DIRECT FRONTAGE ON U.S. ROUTE 40 AND THOSE
12 PARCELS ZONED B2 OR B3 WITHOUT DIRECT FRONTAGE ON U.S. ROUTE 40 WITHIN
13 2,000 FEET OF THE RIGHT OF WAY ON THE SOUTH SIDE OF U.S. ROUTE 40. THE RTE.
14 40 CRD MAY BE EXPANDED ALONG THE SOUTH SIDE BY THE INCLUSION OF
15 ADDITIONAL PARCELS BEING DEVELOPED IN COMBINATION WITH PROPERTIES
16 DIRECTLY FRONTING ON U.S. ROUTE 40. ALL PROPERTIES LYING WITHIN THE RTE.
17 40 CRD SHALL BE ENTITLED TO THE PRIVILEGES ASSOCIATED WITH THIS OVERLAY
18 DISTRICT AND SHALL BE SUBJECT TO THE STANDARDS SET FORTH HEREIN.

19 D. EXISTING ZONING. UNLESS OTHERWISE SPECIFIED IN THIS SECTION,
20 THE PERMITTED USES AND DESIGN STANDARDS FOR PARCELS WITHIN THE RTE. 40
21 CRD SHALL BE THOSE OF THE UNDERLYING ZONING DISTRICT. ALL OTHER
22 REQUIREMENTS OF THE ZONING CODE SHALL REMAIN IN EFFECT. IN THE CASE OF
23 CONFLICT BETWEEN THIS SECTION AND ANY OTHER SECTION OF THE ZONING

AS AMENDED

1 CODE, THE REQUIREMENTS OF THIS SECTION SHALL TAKE PRECEDENCE.

2 E. MINIMUM YARD REQUIREMENTS. THE MINIMUM YARD
3 REQUIREMENTS ARE AS SPECIFIED IN THE TABLES DESIGNATING DESIGN
4 REQUIREMENTS FOR SPECIFIC USES. THE ZONING ADMINISTRATOR MAY
5 AUTHORIZE A MODIFICATION OF THE MINIMUM YARD REQUIREMENTS IF HE/SHE
6 DETERMINES THAT, IN THE PARTICULAR CASE, THE SPECIFIC NATURE OF THE USE
7 OR THE EXCEPTIONAL SHAPE OR SIZE OF THE PROPERTY OR OTHER EXCEPTIONAL
8 SITUATIONS OR CONDITIONS WARRANTS SUCH A MODIFICATION. SUCH A
9 MODIFICATION SHALL NOT REDUCE THE REQUIRED YARD BY MORE THAN 50% OF
10 THE OTHERWISE REQUIRED YARD. IN NO CASE SHALL THE YARD REQUIREMENT
11 BE SMALLER THAN ANY ~~REQUIRED USE SETBACK OR BUFFER~~ YARD REQUIRED
12 SETBACK OR BUFFER YARD FOR THAT PARTICULAR USE.

13 F. MAXIMUM HEIGHT. THE MAXIMUM PERMITTED HEIGHT OF A
14 STRUCTURE ON PROPERTY ZONED CI OR B3 IN THE RTE. 40 CRD SHALL BE SIX
15 STORIES. HEIGHTS FOR STRUCTURES LOCATED IN ZONING DISTRICTS OTHER THAN
16 B3 AND CI IN THE RTE. 40 CRD SHALL BE AS PROVIDED IN THE CODE.

17 ~~G. REVITALIZATION/REDEVELOPMENT OR EXPANSION OF SHOPPING~~
18 ~~CENTERS CONSTRUCTED PRIOR TO 1982. SHOPPING CENTERS AND INTEGRATED~~
19 ~~COMMUNITY SHOPPING CENTERS (ICSC) CONSTRUCTED UNDER THE STANDARDS~~
20 ~~OF ORDINANCE 6 MAY BE STRUCTURALLY ALTERED, REHABILITATED OR~~
21 ~~REDEVELOPED WHOLLY OR IN PART THROUGH ADMINISTRATIVE APPROVAL OF A~~
22 ~~SITE PLAN AND ACQUISITION OF ALL NECESSARY PERMITS. NO NEW APPROVAL BY~~
23 ~~THE BOARD OF APPEALS WILL BE REQUIRED PROVIDED THAT THE GROSS SQUARE~~

AS AMENDED

1 ~~FOOTAGE DOES NOT INCREASE MORE THAN 20%. GROSS SQUARE FOOTAGE MAY~~
2 ~~BE INCREASED BY 40% WITHOUT THE APPROVAL OF THE BOARD OF APPEALS~~
3 ~~PROVIDED THAT BOTH OF THE FOLLOWING IMPROVEMENTS OCCUR ON THE~~
4 ~~EXISTING AND THE EXPANDED PORTION OF THE ICSC:~~

5 (1) ~~NEW SIGNAGE THROUGHOUT THE ENTIRE ICSC BE INSTALLED~~
6 ~~WHICH IS COHESIVE AND UNIFYING.~~

7 (2) ~~LANDSCAPING OF THE PARKING LOT MUST EQUAL 10% OF THE~~
8 ~~GROSS PARKING LOT AREA THROUGH THE INSTALLATION OF PARKING ISLANDS.~~
9 ~~WHEREVER POSSIBLE, THE PARKING ISLANDS SHALL BE DESIGNED TO ALSO SERVE~~
10 ~~AS A BIORETENTION AREA FOR STORMWATER RUNOFF.~~

11 ~~GROSS SQUARE FOOTAGE MAY BE INCREASED BY 60% WITHOUT APPROVAL FROM~~
12 ~~THE BOARD OF APPEALS IF BOTH OF THE PRECEDING IMPROVEMENTS ARE~~
13 ~~CONSTRUCTED AND, IN ADDITION, THE FOLLOWING IMPROVEMENT IS~~
14 ~~CONSTRUCTED:~~

15 (1) ~~THE ACCESS POINTS TO U.S. ROUTE 40 ARE CONSOLIDATED AND~~
16 ~~REDUCED OR CONSIDERED THE MOST APPROPRIATE AND SAFEST CONDITIONS AS~~
17 ~~A RESULT OF THE EXPANSION.~~

18 ~~NEW CONSTRUCTION SHALL MEET THE SETBACK STANDARDS OF SECTION 267.47~~
19 ~~OR SHALL EXTEND NO CLOSER TO THE PROPERTY LINES AND PUBLIC ROADS THAN~~
20 ~~THE EXISTING STRUCTURES, WHICHEVER IS SMALLER. SEPARATE BUILDINGS~~
21 ~~LOCATED ON PAD SITES MAY BE LOCATED NO LESS THAN 15 FEET FROM THE~~
22 ~~PUBLIC RIGHT OF WAY OR NO LESS THAN 10 FEET FROM PARKING AREAS. NO~~
23 ~~PARKING OR LOADING AREAS SHALL BE LOCATED BETWEEN THE PUBLIC RIGHT OF~~

AS AMENDED

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1 ~~WAY AND THE PAD SITE STRUCTURE. THE ZONING ADMINISTRATOR SHALL~~
2 ~~APPROVE THE DEVELOPMENT PLANS INCLUDING ARCHITECTURAL DESIGN,~~
3 ~~LANDSCAPING, PARKING AND CIRCULATION.~~

4 G. REVITALIZATION, REDEVELOPMENT OR EXPANSION OF SHOPPING
5 CENTERS CONSTRUCTED PRIOR TO 1982. SHOPPING CENTERS AND INTEGRATED
6 COMMUNITY SHOPPING CENTERS (ICSC) CONSTRUCTED UNDER THE STANDARDS
7 OF ORDINANCE 6 MAY BE STRUCTURALLY ALTERED, REVITALIZED OR
8 REDEVELOPED WHOLLY OR IN PART THROUGH ADMINISTRATIVE APPROVAL OF A
9 SITE PLAN AND ACQUISITION OF ALL NECESSARY PERMITS. NO NEW APPROVAL BY
10 THE BOARD OF APPEALS WILL BE REQUIRED UNDER THE FOLLOWING CONDITIONS:

11 (1) THE GROSS SQUARE FOOTAGE OF A BUILDING DOES NOT
12 INCREASE MORE THAN 20%;

13 (2) THE GROSS SQUARE FOOTAGE OF A BUILDING MAY BE
14 INCREASED BY UP TO 40% PROVIDED THAT THE FOLLOWING IMPROVEMENTS
15 OCCUR ON THE EXISTING AND THE EXPANDED PORTION OF THE SITE;

16 (a) NEW SIGNAGE WHICH IS COHESIVE AND UNIFYING BE
17 INSTALLED THROUGHOUT THE ENTIRE SITE; AND

18 (b) LANDSCAPING OF THE PARKING LOT THROUGH THE
19 INSTALLATION OF PARKING ISLANDS MUST EQUAL 10% OF THE GROSS PARKING
20 LOT AREA. WHEREVER POSSIBLE, THE PARKING ISLANDS SHALL BE DESIGNED TO
21 ALSO SERVE AS A BIORETENTION AREA FOR STORMWATER RUNOFF;

22 (3) THE GROSS SQUARE FOOTAGE OF A BUILDING MAY BE
23 INCREASED BY UP TO 60% PROVIDED THAT ALL THE CONDITIONS OF SUBSECTION

AS AMENDED

1 G(2) ARE SATISFIED AND THAT THE ACCESS POINTS TO U.S. ROUTE 40 ARE
2 CONSOLIDATED AND REDUCED OR CONSIDERED THE MOST APPROPRIATE AND
3 SAFEST CONDITIONS AS A RESULT OF THE EXPANSION AS DETERMINED BY THE
4 STATE HIGHWAY ADMINISTRATION;

5 (4) THE NEW CONSTRUCTION SHALL MEET THE SETBACK
6 STANDARDS OF SECTION 267-47 OR SHALL EXTEND NO CLOSER TO THE PROPERTY
7 LINE AND PUBLIC ROADS THAN THE EXISTING STRUCTURES, WHICHEVER IS
8 SMALLER;

9 (5) SEPARATE BUILDINGS LOCATED ON PAD SITES SHALL BE
10 LOCATED NO LESS THAN 15 FEET FROM THE PUBLIC RIGHT OF WAY OR NO LESS
11 THAN 10 FEET FROM PARKING AREAS. NO PARKING OR LOADING AREAS SHALL BE
12 LOCATED BETWEEN THE PUBLIC RIGHT OF WAY AND THE PAD SITE STRUCTURE;
13 AND

14 (6) THE ZONING ADMINISTRATOR SHALL APPROVE THE
15 DEVELOPMENT PLANS, INCLUDING ARCHITECTURAL DESIGN, LANDSCAPING,
16 PARKING AND CIRCULATION.

17 ~~H. MODIFICATIONS, REVITALIZATION/REDEVELOPMENT OR EXPANSIONS~~
18 ~~OF INTEGRATED COMMUNITY SHOPPING CENTERS CONSTRUCTED AFTER 1982. ICSC~~
19 ~~APPROVED UNDER THE STANDARDS OF SECTION 267-47 MAY BE MODIFIED,~~
20 ~~REDEVELOPED OR EXPANDED WITHOUT FURTHER REVIEW BY THE BOARD OF~~
21 ~~APPEALS PROVIDED THE GROSS SQUARE FOOTAGE DOES NOT INCREASE MORE~~
22 ~~THAN 20% AND ALL DESIGN STANDARDS OF SECTION 267-47 CAN BE MET, ALONG~~
23 ~~WITH ALL CONDITIONS OF THE PRIOR APPROVALS, EXCEPT SQUARE FOOTAGE.~~

1 ~~GROSS SQUARE FOOTAGE MAY BE INCREASED BY 40% WITHOUT THE APPROVAL OF~~
2 ~~THE BOARD OF APPEALS PROVIDED THAT BOTH OF THE FOLLOWING~~
3 ~~IMPROVEMENTS OCCUR ON THE EXISTING AND THE EXPANDED PORTION OF THE~~
4 ~~ICSC:~~

5 (1) ~~NEW SIGNAGE THROUGHOUT THE ENTIRE ICSC BE INSTALLED~~
6 ~~WHICH IS COHESIVE AND UNIFYING.~~

7 (2) ~~LANDSCAPING OF THE PARKING LOT MUST EQUAL 10% OF THE~~
8 ~~GROSS PARKING LOT AREA THROUGH THE INSTALLATION OF PARKING ISLANDS.~~
9 ~~WHEREVER POSSIBLE, THE PARKING ISLANDS SHALL BE DESIGNED TO ALSO SERVE~~
10 ~~AS A BIORETENTION AREA FOR STORMWATER RUNOFF.~~

11 ~~GROSS SQUARE FOOTAGE MAY BE INCREASED BY 60% WITHOUT APPROVAL FROM~~
12 ~~THE BOARD OF APPEALS IF BOTH OF THE PRECEDING IMPROVEMENTS ARE~~
13 ~~CONSTRUCTED AND, IN ADDITION, THE FOLLOWING IMPROVEMENT IS~~
14 ~~CONSTRUCTED:~~

15 (1) ~~THE ACCESS POINTS TO U.S. ROUTE 40 ARE CONSOLIDATED AND~~
16 ~~REDUCED OR CONSIDERED THE MOST APPROPRIATE AND SAFEST CONDITIONS AS~~
17 ~~A RESULT OF THE EXPANSION.~~

18 ~~SEPARATE BUILDINGS LOCATED ON PAD SITES MAY BE LOCATED NO LESS THAN~~
19 ~~15 FEET FROM THE PUBLIC RIGHT OF WAY OR 10 FEET FROM PARKING AREAS. NO~~
20 ~~PARKING OR LOADING AREAS SHALL BE LOCATED BETWEEN THE PUBLIC RIGHT OF~~
21 ~~WAY AND THE PAD SITE STRUCTURE. THE ZONING ADMINISTRATOR SHALL~~
22 ~~APPROVE THE DEVELOPMENT PLANS INCLUDING ARCHITECTURAL DESIGN,~~
23 ~~LANDSCAPING, PARKING AND CIRCULATION.~~

1 H. MODIFICATIONS, REVITALIZATION, REDEVELOPMENT OR EXPANSIONS
2 OF INTEGRATED COMMUNITY SHOPPING CENTERS CONSTRUCTED AFTER 1982. ICSC
3 APPROVED UNDER THE STANDARDS OF SECTION 267-47 MAY BE MODIFIED,
4 REVITALIZED, REDEVELOPED OR EXPANDED THROUGH ADMINISTRATIVE
5 APPROVAL OF A SITE PLAN AND ACQUISITION OF ALL NECESSARY PERMITS. NO
6 NEW APPROVAL BY THE BOARD OF APPEALS WILL BE REQUIRED UNDER THE
7 FOLLOWING CONDITIONS:

8 (1) THE GROSS SQUARE FOOTAGE OF A BUILDING MAY BE
9 INCREASED BY UP TO 20% PROVIDED THAT:

10 (a) ALL DESIGN STANDARDS OF SECTION 267-47 CAN BE MET;

11 AND

12 (b) ALL CONDITIONS OF THE PRIOR APPROVAL, EXCEPT
13 SQUARE FOOTAGE, CAN BE MET;

14 (2) THE GROSS SQUARE FOOTAGE OF A BUILDING MAY BE
15 INCREASED BY UP TO 40% PROVIDED THAT ALL THE CONDITIONS OF SUBSECTION
16 H(1) ARE SATISFIED AND THAT THE FOLLOWING IMPROVEMENTS OCCUR ON THE
17 EXISTING AND THE EXPANDED PORTION OF THE ICSC:

18 (a) NEW SIGNAGE WHICH IS COHESIVE AND UNIFYING BE
19 INSTALLED THROUGHOUT THE ENTIRE ICSC; AND

20 (b) LANDSCAPING OF THE PARKING LOT THROUGH THE
21 INSTALLATION OF PARKING ISLANDS MUST EQUAL 10% OF THE GROSS PARKING
22 LOT AREA. WHEREVER POSSIBLE, THE PARKING ISLANDS SHALL BE DESIGNED TO
23 ALSO SERVE AS A BIORETENTION AREA FOR STORMWATER RUNOFF;

AS AMENDED

1 (3) THE GROSS SQUARE FOOTAGE OF A BUILDING MAY BE
2 INCREASED BY UP TO 60% PROVIDED THAT ALL THE CONDITIONS OF SUBSECTIONS
3 H(1) AND H(2) ARE SATISFIED AND THAT THE ACCESS POINTS TO U.S. ROUTE 40 ARE
4 CONSOLIDATED AND REDUCED OR CONSIDERED MOST APPROPRIATE AND SAFEST
5 CONDITIONS AS A RESULT OF THE EXPANSION AS DETERMINED BY THE STATE
6 HIGHWAY ADMINISTRATION;

7 (4) SEPARATE BUILDINGS LOCATED ON PAD SITES SHALL BE
8 LOCATED NO LESS THAN 15 FEET FROM THE PUBLIC RIGHT OF WAY OR 10 FEET
9 FROM PARKING AREAS. NO PARKING OR LOADING AREAS SHALL BE LOCATED
10 BETWEEN THE PUBLIC RIGHT OF WAY AND THE PAD SITE STRUCTURE; AND

11 (5) THE ZONING ADMINISTRATOR SHALL APPROVE THE
12 DEVELOPMENT PLANS, INCLUDING ARCHITECTURAL DESIGN, LANDSCAPING,
13 PARKING AND CIRCULATION.

14 I. RTE. 40 CRD SHOPPING CENTER APPROVALS. AN ICSC SHALL BE
15 PERMITTED IN THE B1, B2, B3 AND CI DISTRICTS IN THE RTE. 40 CRD. FOR THE
16 PROPERTIES WITHIN THE RTE. 40 CRD, THE APPROVAL FOR LOCATION OF AN ICSC
17 BY THE BOARD OF APPEALS SHALL BE REQUIRED ONLY WHEN THE GROSS FLOOR
18 AREA EXCEEDS 40,000 SQUARE FEET. THE DEVELOPMENT PLANS FOR SHOPPING
19 CENTERS IN THE RTE. 40 CRD SHALL BE REVIEWED AND APPROVED BY THE ZONING
20 ADMINISTRATOR WITH REGARD TO SITE DESIGN AND ARCHITECTURAL
21 COMPATIBILITY.

22 J. MIXED USE CENTERS IN THE RTE. 40 CRD. MIXED USE CENTERS SHALL
23 BE PERMITTED WITHIN THE RTE. 40 CRD IN CONFORMANCE WITH THE STANDARDS

1 ESTABLISHED IN SECTION 267-46.5.

2 K. REDEVELOPMENT OF EXISTING ~~COMMERCIAL~~ BUSINESS USES.
3 EXISTING ~~COMMERCIAL~~ BUSINESS USES LOCATED WITHIN THE RTE. 40 CRD MAY
4 BE STRUCTURALLY ALTERED, ~~REHABILITATED~~ REVITALIZED OR REDEVELOPED
5 WHOLLY OR IN PART, PROVIDED NEW CONSTRUCTION MEETS THE MINIMUM YARD
6 REQUIREMENTS OR EXTENDS NO CLOSER TO THE PROPERTY LINES AND PUBLIC
7 ROADS THAN THE EXISTING STRUCTURES, WHICHEVER IS SMALLER. THE MINIMUM
8 YARD REQUIREMENTS MAY BE REDUCED AS PERMITTED BY SECTION 267-41.2E OF
9 THESE REGULATIONS. ALL OTHER PROVISIONS IN THE CODE SHALL BE
10 APPLICABLE UNLESS OTHERWISE STATED.

11 L. RESIDENTIAL USES IN BUSINESS DISTRICTS. RESIDENTIAL USES MAY
12 BE INTEGRATED INTO ~~BUSINESS CENTERS~~ BUSINESS DEVELOPMENTS LOCATED IN
13 B3 AND CI DISTRICTS PROVIDED THAT SQUARE FOOTAGE OF RESIDENTIAL USE
14 DOES NOT COMPRISE MORE THAN 50% OF THE TOTAL BUILDING SQUARE FOOTAGE.
15 SUCH RESIDENTIAL USES MAY INCLUDE RESIDENTIAL APARTMENTS LOCATED
16 ABOVE RETAIL AND SERVICE USES OR SINGLE FAMILY ATTACHED OR MULTI-
17 FAMILY UNITS INCORPORATED INTO THE DESIGN OF THE ~~BUSINESS CENTER~~
18 BUSINESS DEVELOPMENT. APPROVAL OF SUCH A MIXED USE CENTER BY THE
19 ZONING ADMINISTRATOR SHALL BE BASED ON ARCHITECTURAL AND SITE DESIGN
20 ELEMENTS, LANDSCAPING AND BUFFERING.

21 M. APARTMENTS; GARDEN, MID-RISE. THESE RESIDENTIAL USES MAY BE
22 LOCATED WITHIN THE R4 AND B3 ZONING DISTRICTS IN THE RTE. 40 CRD IN
23 CONFORMANCE WITH THE PROVISIONS OF ARTICLE VII.

1 N. PARKING STANDARD MODIFICATIONS. THE OFF-STREET PARKING
2 REQUIREMENTS FOR ANY GIVEN USE SHALL BE ESTABLISHED AS PER SECTION 267-
3 25D OF THE HARFORD COUNTY ZONING CODE. THE ZONING ADMINISTRATOR, WITH
4 CONCURRENCE FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS,
5 MAY:

6 (1) AUTHORIZE A MODIFICATION OF THE PARKING SPACE
7 REQUIREMENTS IF HE/SHE DETERMINES THAT, IN THE PARTICULAR CASE, THE
8 SPECIFIC NATURE OF THE USE OR THE EXCEPTIONAL SHAPE OR SIZE OF THE
9 PROPERTY OR OTHER EXCEPTIONAL SITUATIONS OR CONDITION WARRANTS SUCH
10 A MODIFICATION. SUCH A MODIFICATION SHALL NOT REDUCE THE NUMBER OF
11 PARKING SPACES TO LESS THAN 80% OF THE REQUIRED SPACES.

12 (2) IF PEDESTRIAN ACCESS OR LINKAGES TO MASS TRANSIT AS
13 DEFINED BY THE COUNTY TRANSPORTATION ELEMENT PLAN ARE PROVIDED ON
14 SITE FROM THE PUBLIC RIGHT OF WAY TO THE PRIMARY BUILDING, THE REQUIRED
15 PARKING STANDARDS MAY BE REDUCED BY UP TO 10%. THIS REDUCTION MAY BE
16 TAKEN WITH THE AUTHORIZATION OF THE ZONING ADMINISTRATOR. THIS
17 REDUCTION MAY BE UTILIZED IN ADDITION TO ANY PARKING REDUCTION
18 AUTHORIZED THROUGH SECTION 267-41.2N(1).

19 O. SHARED PARKING PROVISIONS. A PORTION OF THE REQUIRED
20 PARKING MAY BE PROVIDED ON AN ADJACENT PROPERTY PROVIDED THAT:

21 (1) THE UNDERLYING ZONING OF THE ADJACENT PROPERTY
22 PERMITS PARKING FOR THE PRINCIPAL USE OF THE SITE BEING DEVELOPED.

23 (2) THERE IS ADEQUATE PARKING TO MEET THE PARKING

AS AMENDED

1 REQUIREMENTS FOR ALL USES SERVED BY THE PARKING.

2 (3) THE SHARED PARKING AREA IS LOCATED LESS THAN 500 FEET
3 FROM THE ENTRANCE OF THE PRIMARY BUILDING LOCATED ON THE SITE BEING
4 DEVELOPED.

5 ~~(4) THE SHARED PARKING AREA IS SUBJECT TO A SHARED PARKING~~
6 ~~WRITTEN AGREEMENT MADE BETWEEN CURRENT AND FUTURE OWNERS OF THE~~
7 ~~PROPERTIES AND SHALL CONVEY WITH THE LAND. THIS WRITTEN AGREEMENT~~
8 ~~SHALL BE REVIEWED AND APPROVED BY THE COUNTY. ANY SUCH AGREEMENT~~
9 ~~MUST ALSO CONTAIN A PROVISION FOR MAINTENANCE OF THE PARKING AREA.~~

10 (4) THE SHARED PARKING AREA IS SUBJECT TO A SHARED PARKING
11 AGREEMENT MADE BETWEEN CURRENT OWNERS OF THE PROPERTIES. THE
12 AGREEMENT SHALL BE RECORDED IN THE LAND RECORDS OF THE COUNTY. THE
13 AGREEMENT SHALL BE REVIEWED AND APPROVED BY THE COUNTY'S
14 DEPARTMENT OF LAW PRIOR TO RECORDATION. ALL SHARED PARKING
15 AGREEMENTS MUST ALSO CONTAIN A PROVISION FOR MAINTENANCE OF THE
16 PARKING AREA.

17 (5) THE PARKING AREA MUST HAVE SAFE VEHICULAR AND
18 PEDESTRIAN ACCESS FROM THE SHARED PARKING AREA TO THE SUBJECT
19 PROPERTY.

20 (6) THE REQUIRED PARKING AREA SHALL BE PAVED WITH A HARD
21 SURFACE.

22 (7) PARKING FOR RESIDENTIAL USES SHALL BE CLEARLY
23 ~~IDENTIFIED~~ DESIGNATED.

AS AMENDED

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AS AMENDED

1 P. LANDSCAPING. DEVELOPMENT, REDEVELOPMENT AND SUBSTANTIAL
2 RENOVATION OF PROPERTIES WITHIN THE RTE. 40 CRD SHALL INCLUDE
3 INSTALLATION OF LANDSCAPING MATERIALS TO MEET THE FOLLOWING
4 STANDARDS:

5 (1) ANY PART OF A LOT NOT USED FOR BUILDINGS OR OTHER
6 STRUCTURES, OR PAVED FOR OFF-STREET PARKING, LOADING AND MANEUVERING
7 AREAS, DRIVES AND PEDESTRIAN WALKS OR INCIDENTAL OUTSIDE STORAGE,
8 SHALL BE LANDSCAPED AND PROPERLY MAINTAINED.

9 (2) ALL PARKING LOTS, LOADING AREAS AND OUTDOOR STORAGE
10 AREAS SHALL BE LANDSCAPED AND SCREENED FROM ANY ADJACENT ROADS AND
11 RESIDENTIAL DISTRICTS.

12 Q. EMERGENCY ACCESS. THE DESIGN OF THE PROJECT SHALL PROVIDE
13 THAT ALL MULTI-FAMILY AND NONRESIDENTIAL STRUCTURES BE ACCESSIBLE TO
14 EMERGENCY VEHICLES BY MEANS OF A PAVED SURFACE OR LOAD-BEARING WAY
15 ACCEPTABLE TO THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. THE
16 DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE
17 DEPARTMENT OF PUBLIC WORKS, SHALL ESTABLISH STANDARDS AND
18 SPECIFICATIONS FOR THE PAVED SURFACE OR LOAD-BEARING WAY. THE PROJECT
19 SHALL BE DESIGNED SO THAT WHEN THE ON-STREET AND OFF-STREET PARKING
20 AREAS ARE IN USE, THE ACCESS OF EMERGENCY VEHICLES IS NOT IMPEDED. A
21 SECURITY VAULT, APPROVED BY THE FIRE CHIEF OF THE VOLUNTEER FIRE AND
22 AMBULANCE COMPANY LOCATED CLOSEST TO THE SITE, SHALL BE INSTALLED ON
23 EACH MULTI-FAMILY AND NONRESIDENTIAL STRUCTURE.

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AS AMENDED

1 **Article VII. Design Standards for Special Developments**

2 **§ 267-43. Approval.**

3 A. Administrative approval. The following special developments shall be subject to
4 review and approval by the Zoning Administrator:

- 5 (1) Conventional with open space (COS).
6 (2) Conservation development standards (CDS).
7 (3) Housing for the elderly (except when in the AG District).
8 (4) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the time
9 of submission of an application for approval of an MHS, the property owner shall notify all adjacent
10 property owners of the intent to develop an MHS. In considering the application for an MHS, the
11 Zoning Administrator must consider the limitations, guides and standards outlined in § 267-9I.

- 12 (5) Flexible design development (FDD).
13 (6) Continuing care retirement community in the AG/MO District only.
14 (7) GARDEN AND MID-RISE APARTMENT DWELLINGS IN THE RTE. 40
15 CRD ONLY.
16 (8) NURSING HOMES AND ASSISTED LIVING FACILITIES IN THE RTE.
17 40 CRD ONLY.

- 18 (9) MIXED USE CENTERS IN THE RTE. 40 CRD ONLY.
19 (10) ISCS UNDER 40,000 SQUARE FEET IN THE RTE. 40 CRD ONLY.

20 B. Board Approval. The following special developments shall be subject to approval
21 of the Board pursuant to this section and § 267-9, Board of Appeals:

- 22 (1) Planned residential development.
23 (2) Mobile home park.

1 (3) The location on a parcel or portion thereof for an integrated community
2 shopping center. The development plans for integrated community shopping centers shall be
3 approved by the Zoning Administrator in accordance with this Article.

4 (4) THE LOCATION ON A PARCEL OR PORTION THEREOF FOR A RTE.
5 40 CRD SHOPPING CENTER OVER 40,000 SQUARE FEET.

6 C. Prior to approval by the Board of items in Subsection B(1) and (2), the Board shall
7 determine that the proposed project complies with the development and design standards set forth
8 herein and is consistent with the purpose of this section and the limitations, guides and standards
9 noted in § 267-9I.

10 (1) The Board shall consider the report of the Zoning Administrator regarding the
11 project's compliance with this section upon the applicant's submission of information as required
12 in § 267-12A(2), Concept plan.

13 (2) The Zoning Administrator may approve modification or amendment of the
14 project plan after Board approval upon a finding that the modification or amendments comply with
15 the requirements of this section.

16 D. Prior to approval of the location of an integrated community shopping center, the
17 Zoning Administrator shall prepare a report regarding the project's compliance with the standards
18 in § 267-9I, Limitations, guides and standards. To provide adequate information for this report, the
19 Zoning Administrator may require the submission of a concept plan for the site, a traffic impact
20 study, a market feasibility study and other information as needed to determine project compliance.
21 The Board shall consider the report of the Zoning Administrator and specific recommendations
22 contained therein in its decision regarding the location of a shopping center.

23 E. Housing for the elderly and continuing care retirement communities located in the

AS AMENDED

1 R1, R2, R2 or R4 shall be subject to at least two advertised public informational meetings held by
2 the applicant.

3 **§ 267-44. Applicability.**

4 The development and design standards set forth in this Article shall regulate the following
5 projects:

- 6 A. Conventional development with open space (COS).
- 7 B. Planned residential development (PRD).
- 8 C. Conservation development standards (CDS).
- 9 D. Integrated community shopping center (ICSC).
- 10 E. Mobile home parks (MHP).
- 11 F. Housing for the elderly.
- 12 G. Continuing care retirement community (CCRC).
- 13 H. Mobile home subdivisions (MHS).
- 14 I. Flexible design development (FDD).
- 15 J. MIXED USE CENTERS IN THE RTE. 40 CRD.
- 16 K. NURSING HOMES AND ASSISTED LIVING FACILITIES IN THE RTE. 40
17 CRD.
- 18 L. GARDEN AND MID-RISE APARTMENT DWELLINGS (GMA) IN THE RTE.
19 40 CRD.

20 **§ 267-46.3. GARDEN AND MID-RISE APARTMENT DWELLINGS (GMA).**

- 21 A. PURPOSE. TO PROVIDE FOR DEVELOPMENT OF MULTI-FAMILY
22 DWELLING UNIT PROJECTS AS A PART OF THE RTE. 40 CRD IN THE B3 AND R4 ZONING
23 DISTRICTS.

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AS AMENDED

B. OBJECTIVES.

(1) TO PROVIDE OPPORTUNITY FOR NEW RESIDENTIAL AND MIXED USE DEVELOPMENT IN THE RTE. 40 CRD.

(2) TO ENCOURAGE QUALITY DESIGN AND INCORPORATION OF LIMITED BUSINESS USES WITHIN A SINGLE DEVELOPMENT.

(3) TO ASSURE COMPATIBILITY OF THE PROPOSED LAND USES WITH INTERNAL AND SURROUNDING USES.

C. ELIGIBILITY. A GMA SUBJECT TO THIS SECTION SHALL BE LOCATED WITHIN THE RTE. 40 CRD.

D. DEVELOPMENT STANDARDS.

(1) PERMITTED USES. THE FOLLOWING USES SHALL BE PERMITTED:

(a) GARDEN APARTMENTS.

(b) MID-RISE APARTMENTS. IN THE R4 DISTRICT, RETAIL AND SERVICE USES MAY BE INCORPORATED INTO THE OVERALL PROJECT FOR UP TO 30% OF THE GROSS SQUARE FOOTAGE. BUSINESS USES SHALL BE LOCATED ON ONLY THE FIRST FLOOR OF ANY BUILDING. NO MORE THAN ONE RESTAURANT OR BAR SHALL BE PERMITTED PER PROJECT. FREESTANDING SIGNS ADVERTISING THE BUSINESS USES SHALL BE LIMITED TO 120 SQUARE FEET IN SIZE PER PROJECT.

(2) PARCEL SIZE. THE PARCEL SHALL HAVE A MINIMUM PARCEL AREA OF NOT LESS THAN 5 BUT SHALL BE NO MORE THAN 15 ACRES.

(3) PERMITTED DENSITY. THE DENSITY OF A GMA SHALL NOT EXCEED 20 DWELLING UNITS PER ACRE FOR MID-RISE APARTMENTS, AND THE MAXIMUM BUILDING COVERAGE SHALL BE 40% OF THE TOTAL PARCEL FOR MID-RISE

1 APARTMENTS.

2 (4) ACCESS. PRIMARY ACCESS TO THE GMA SITE SHALL BE FROM
3 U.S. ROUTE 40.

4 (5) DESIGN. THE PROPOSED PROJECT SHALL BE DESIGNED WITH
5 BUILDINGS WHICH ARE COMPATIBLE AND HARMONIOUS WITH SURROUNDING USES.
6 EFFORTS SHALL BE MADE TO MINIMIZE THE IMPACT AND MAXIMIZE THE
7 AESTHETICS TO ADJOINING OR SURROUNDING PROPERTIES. THE DESIGN SHALL
8 PROVIDE FOR ADEQUATE BUFFERS.

9 (6) OPEN SPACE. THE OPEN SPACE SHALL CONSTITUTE AT LEAST 35%
10 OF THE PARCEL AREA, OF WHICH AT LEAST 40% SHALL BE SUITABLE FOR AND
11 DEVOTED TO ACTIVE RECREATION. THE OPEN SPACE REQUIREMENTS SHALL HAVE
12 PUBLIC ACCESS AND, AT THE DISCRETION OF THE DIRECTOR OF PARKS AND
13 RECREATION, BE DEDICATED TO HARFORD COUNTY PARKS AND RECREATION WHEN
14 APPROPRIATE. THE PROJECT SHOULD BE DESIGNED SO THAT ACTIVE RECREATIONAL
15 AREAS ARE SUITABLY LOCATED AND ACCESSIBLE TO THE RESIDENTIAL DWELLINGS
16 AND ADEQUATELY SCREENED TO ENSURE PRIVACY AND QUIET FOR ADJOINING
17 RESIDENTIAL USES.

18 (7) LANDSCAPING. ANY AREA NOT USED FOR BUILDINGS,
19 STRUCTURES OR PARKING SHALL BE LANDSCAPED AND PROPERLY MAINTAINED.

20 (8) COMMUNITY INPUT. GARDEN AND MID-RISE APARTMENTS
21 SHALL BE SUBJECT TO AT LEAST TWO ADVERTISED PUBLIC INFORMATIONAL
22 MEETINGS HELD BY THE DEVELOPER.

23 (a) THE INITIAL COMMUNITY INPUT MEETING SHALL SOLICIT

1 COMMENTS FROM THE COMMUNITY REGARDING THE SITE DESIGN, CENTER
2 FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER OF THE GMA SHALL
3 HAVE DRAFT CONCEPT PLANS FOR THE SITE LAYOUT, PROPOSED MATERIALS AND
4 ILLUSTRATIONS OF THE ARCHITECTURAL STYLE PROPOSED. THIS MEETING SHALL
5 BE HELD PRIOR TO SUBMITTAL OF A SITE PLAN FOR REVIEW THROUGH THE
6 DEVELOPMENT ADVISORY COMMITTEE.

7 (b) THE FOLLOW-UP COMMUNITY MEETING SHALL PRESENT
8 MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND
9 LIGHTING PLANS. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL OF THE SITE
10 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

11 **§ 267-46.4. NURSING HOMES AND ASSISTED LIVING FACILITIES.**

12 THESE USES MAY BE GRANTED IN THE R1, R2, R3, R4, ~~VR, VB, B1~~, B2, B3 AND
13 CI DISTRICTS IN THE RTE. 40 CRD, PROVIDED THAT:

14 A. A MINIMUM PARCEL AREA OF 5 ACRES IS ESTABLISHED AND A
15 MAXIMUM BUILDING COVERAGE OF 40% OF THE PARCEL IS PROVIDED.

16 B. THE SETBACKS OF THE DISTRICT FOR INSTITUTIONAL USES SHALL BE
17 MET.

18 C. THE DENSITY SHALL NOT EXCEED 20 BEDS PER ACRE OF THE PARCEL.

19 D. IN THE CI DISTRICT, CONSIDERATION SHALL BE GIVEN TO PROTECTION
20 OF THE RESIDENTS FROM IMPACTS OF NEARBY INDUSTRIAL USES:

21 (1) TO MINIMIZE EXPOSURE TO NOISE AND OTHER EMISSIONS FROM
22 ROADS, PARKING AREAS AND INDUSTRIAL ACTIVITIES, OUTDOOR ACTIVE AND
23 PASSIVE RECREATION AREAS SHALL BE SCREENED WITH A COMBINATION OF

1 EVERGREEN AND DECIDUOUS TREES THAT ARE AT LEAST SIX FEET HIGH AT THE
2 TIME OF PLANNING;

3 (2) BEFORE OPENING THE FACILITY, ITS OPERATOR SHALL FILE
4 EMERGENCY EVACUATION AND SHELTERING PLANS FOR THE FACILITY WITH THE
5 EMERGENCY OPERATIONS DIVISION AND THE THREE CLOSEST VOLUNTEER FIRE
6 AND AMBULANCE COMPANIES; AND

7 (3) THE ZONING ADMINISTRATOR MAY DENY AN APPLICATION IF
8 THE PROPOSED FACILITY WOULD BE LOCATED NEAR AN INDUSTRIAL USE THAT
9 CONSTITUTES A POTENTIAL HAZARD TO THE RESIDENTS.

10 E. COMMUNITY INPUT. NURSING HOMES AND ASSISTED LIVING
11 FACILITIES SHALL BE SUBJECT TO AT LEAST TWO ADVERTISED PUBLIC
12 INFORMATIONAL MEETINGS HELD BY THE DEVELOPER.

13 (1) THE INITIAL ~~COMMUNITY INPUT~~ PUBLIC INFORMATIONAL
14 MEETING SHALL OCCUR IN THE PROPOSED COMMUNITY, WITH REPRESENTATIVES
15 FROM THE DEPARTMENT OF PLANNING AND ZONING PRESENT, AND SHALL SOLICIT
16 COMMENTS FROM THE COMMUNITY REGARDING THE SITE DESIGN, CENTER
17 FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER SHALL HAVE DRAFT
18 CONCEPT PLANS FOR THE SITE LAYOUT, PROPOSED MATERIALS AND
19 ILLUSTRATIONS OF THE ARCHITECTURAL STYLE PROPOSED. THIS MEETING SHALL
20 BE HELD PRIOR TO SUBMITTAL OF A SITE PLAN FOR REVIEW THROUGH THE
21 DEVELOPMENT ADVISORY COMMITTEE.

22 (2) THE FOLLOW-UP ~~COMMUNITY~~ PUBLIC MEETING SHALL PRESENT
23 MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND

1 LIGHTING PLANS AND SHALL INCLUDE REPRESENTATIVES FROM THE DEPARTMENT
2 OF PLANNING AND ZONING. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL
3 OF THE SITE PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

4 **§ 267-46.5. MIXED USE CENTER.**

5 A. PURPOSE. TO PROVIDE OPPORTUNITIES AND INCENTIVES FOR HIGH
6 QUALITY MIXED USE DEVELOPMENT THAT CREATES A SYNERGY OF USES,
7 ATTRACTIVE AND EFFICIENT DESIGN AND A REDUCTION OF VEHICLE MILES
8 TRAVELED BY LOCATING A VARIETY OF USES IN ONE LOCATION IN THE B2, B3-AND
9 ~~CH B3, CI AND R4~~ ZONING DISTRICTS WITHIN THE RTE. 40 CRD ONLY.

10 B. OBJECTIVES.

11 (1) TO ENCOURAGE ORDERLY, STAGED DEVELOPMENT OF
12 COMPREHENSIVELY DESIGNED MIXED USE CENTERS.

13 (2) TO CREATE A MIXTURE OF OFFICE, RETAIL, RECREATIONAL,
14 HOTEL AND RESIDENTIAL USES WITHIN A SINGLE STRUCTURE OR WITHIN
15 MULTIPLE STRUCTURES, BUT PHYSICALLY AND FUNCTIONALLY INTEGRATED AND
16 RELATED STRUCTURES AND OPEN SPACES, WHILE PROTECTING THE RESIDENTIAL
17 CHARACTER OF SURROUNDING NEIGHBORHOODS.

18 ~~(3) — ATTRACT NEW DEVELOPMENT THAT WILL GENERATE JOBS AND~~
19 ~~CREATE POSITIVE NET REVENUES FOR THE COUNTY.~~

20 (4) (3) TO PROVIDE FOR AN ENRICHED AND ENHANCED NATURAL
21 ENVIRONMENT BY THE PRESERVATION OF TREES AND THE INCORPORATION OF
22 STORMWATER MANAGEMENT TECHNIQUES WHICH MAINTAIN THE HYDROLOGIC
23 REGIME OF THE SITE.

(5) (4) TO ASSURE COMPATIBILITY OF THE PROPOSED LAND USES WITH
THE INTERNAL AND SURROUNDING USES BY INCORPORATING INNOVATIVE
STANDARDS OF LAND PLANNING AND SITE DESIGN.

(6) (5) ENCOURAGE HARMONIOUS AND COORDINATED DEVELOPMENT
OF SITES, CONSIDERING THE EXISTING NATURAL FEATURES, PEDESTRIAN AND
VEHICULAR CIRCULATION AND COMPATIBILITY WITH SURROUNDING USES.

(7) (6) ENCOURAGE DEVELOPMENT THAT IS OF EXCELLENT DESIGN
AND ARCHITECTURE WITH A MIX OF USES THAT WILL CREATE A SYNERGY OF USES,
EFFICIENCY OF DESIGN AND A REDUCTION OF VEHICLE MILES TRAVELED.

C. ELIGIBILITY.

(1) IN ORDER FOR A PROJECT TO UTILIZE THE MIXED USE CENTER
DEVELOPMENT STANDARDS, THE PROPERTY MUST BE LOCATED IN THE B2, ~~B3 OR~~
~~CI B3, CI OR R4~~ ZONING DISTRICTS WITHIN THE RTE. 40 CRD AS DEFINED IN SECTION
267-41.2C. ~~IF RESIDENTIAL USES ARE PROPOSED IN THE MIXED USE CENTER, NO~~
~~MORE THAN 25% OF THE PROPOSAL MAY BE LOCATED WITHIN THE R4 ZONING~~
~~DISTRICT.~~

(2) ANY PROJECT UTILIZING THE MIXED USE CENTER
DEVELOPMENT STANDARDS MUST UTILIZE PUBLIC WATER AND SEWER.

D. DEVELOPMENT STANDARDS.

(1) PERMITTED USES.

(a) ALL USES PERMITTED BY THE UNDERLYING ZONING
DISTRICT AND ALL PERMITTED USES AS AMENDED BY THE RTE. 40 CRD.

(b) MIX OF USES. THE FOLLOWING PERCENTAGE OF FLOOR

1 AREA PROPOSED ON SITE AS SHOWN ON ALL PLANS SHALL NOT EXCEED THE
2 FOLLOWING:

3	RESIDENTIAL USES	50%
4	SERVICE USES	75%
5	RETAIL TRADE	50%
6	INSTITUTIONAL	50%
7	INDUSTRIAL	50%
8	MOTOR VEHICLE/RELATED	25%
9	WAREHOUSING, WHOLESALING	25%
10	ALL OTHER USES	25%

11 INDIVIDUAL PERCENTAGES MAY BE EXCEEDED AT THE DISCRETION OF THE
12 ZONING ADMINISTRATOR SUBJECT TO PROOF OF GOOD CAUSE AND BENEFIT TO
13 THE COMMUNITY.

14 (2) SITE DESIGN.

15 (a) THE PROJECT SHALL PROVIDE A UNIFIED ARRANGEMENT
16 OF BUILDINGS, SERVICE AREAS, PARKING AND LANDSCAPED AREAS.

17 (b) THE PROJECT SHALL BE DESIGNED WITH REGARD TO THE
18 TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE PARCEL.

19 (c) SITE DESIGN SHALL INCORPORATE ELEMENTS THAT
20 FOSTER COMMUNITY INTERACTION, INCLUDING BUT NOT LIMITED TO, OUTSIDE
21 PLAZAS AND EATING AREAS; FOCAL POINTS SUCH AS A POND, FOUNTAIN; PUBLIC
22 ART OR OTHER AMENITIES THAT GENERALLY SERVE THE PUBLIC.

23 (d) THE MIXED USE CENTER MAY INCLUDE THE SUBDIVISION

1 OF INDIVIDUAL BUILDING SITES OR THE CREATION OF LEASE SPACES FOR
2 FREESTANDING BUILDINGS. THE PROJECT MUST FUNCTION AS A COHESIVE
3 COMMERCIAL CENTER WITH PEDESTRIAN LINKAGES BETWEEN THE BUILDINGS.
4 THE ARCHITECTURE, SITE DESIGN, LIGHTING AND SIGNAGE OF THE FREESTANDING
5 SITES SHALL INCORPORATE CONSISTENT DESIGN AND THEME ELEMENTS, SUCH AS
6 PEDESTRIAN COURTYARDS.

7 (e) MINIMUM YARD REQUIREMENTS. AS SPECIFIED IN THE
8 UNDERLYING ZONING DISTRICT AND AS MODIFIED BY SECTION 267-41.2E OF THE
9 RTE. 40 CRD.

10 (f) MAXIMUM HEIGHT REQUIREMENT. AS SPECIFIED IN THE
11 RTE. 40 CRD.

12 (3) BUILDING DESIGN. AN ARCHITECTURAL RENDERING OF THE
13 BUILDING FACADE AND ELEVATIONS OF THE STRUCTURES SHALL BE SUBMITTED
14 TO THE DEPARTMENT OF PLANNING AND ZONING AS PART OF THE SITE PLAN
15 APPROVAL PROCESS. THE RENDERING SHALL DEMONSTRATE HOW THE PROJECT
16 WILL MEET THE FOLLOWING STANDARDS AND OBJECTIVES:

17 (a) MATERIALS, MASSING AND FACADE DESIGN FOR THE
18 PROJECT SHALL BE HARMONIOUS WITH THE CHARACTER OF THE NEIGHBORHOOD.
19 THE STYLE OF THE BUILDINGS SHOULD INCORPORATE DESIGN ELEMENTS
20 PREVALENT IN THE COMMUNITY SUCH AS WIDTH, ROOF LINE, PATTERN, SIZE,
21 SHAPE, HEIGHTS AND FACING WINDOWS.

22 (b) THE PATTERNS FOR PLACEMENT OF WINDOWS AND
23 DOORS AND USE OF TRADITIONAL DESIGNS ELEMENTS SUCH AS FACADE OFFSETS,

AS AMENDED

1 COVERED PORTICOES, RECESSED OR PROJECTED ENTRIES AND OTHER
2 APPROPRIATE ARCHITECTURAL FEATURES AND DETAILS IS ENCOURAGED TO
3 PROVIDE RELIEF TO BUILDINGS OVER 40 FEET IN LENGTH OR WIDTH.

4 (c) ARCHITECTURALLY HARMONIOUS MATERIALS, COLORS,
5 TEXTURES AND TREATMENTS SHOULD BE USED FOR ALL EXTERIOR WALLS.
6 CONTRASTING COLORS THAT ACCENT ARCHITECTURAL DETAILS AND ENTRANCES
7 ARE ENCOURAGED. PREFERENCE SHALL BE GIVEN TO BRICK OR FRAME BUILDINGS
8 WITH THE USE OF ARCHITECTURAL GRADE (HIGH PROFILE DIMENSIONAL)
9 SHINGLES AND STANDING SEAM METAL ROOFS AS A UNIFYING ELEMENT. REAR
10 FACADES SHALL BE OF FINISHED QUALITY AND SHALL BE CONSISTENT IN COLOR
11 WITH THE REST OF THE BUILDING.

12 (4) SIGNAGE. SIGNAGE FOR A MIXED USE CENTER SHALL BE
13 CONSIDERED AN INTEGRAL PART OF THE CENTER DESIGN AND SHALL
14 INCORPORATE THE ARCHITECTURAL ELEMENTS AND MATERIALS UTILIZED FOR
15 THE MIXED USE CENTER. THE SIGN CODE PROVISIONS PROVIDED FOR IN CHAPTER
16 219 OF THE HARFORD COUNTY CODE THAT CONFLICT WITH THE FOLLOWING ARE
17 NOT APPLICABLE TO USES WITHIN THE MIXED USE CENTER IN THE RTE. 40 CRD. IN
18 ALL INSTANCES, CONSIDERATION SHALL BE TAKEN TO ENSURE EACH SIGN DOES
19 NOT RESTRICT SIGHT DISTANCE FOR MOTOR VEHICLE OPERATORS.

20 (a) AN OVERALL SIGNAGE PLAN AND ARCHITECTURAL
21 RENDERINGS OF THE SIGNS SHALL BE SUBMITTED AS PART OF THE SITE PLAN
22 APPROVAL PROCESS. THE SIGNAGE SHALL BE COMPATIBLE IN QUALITY, STYLE,
23 COLOR AND MATERIALS TO THE BUILDINGS IN THE MIXED USE CENTER. CREATIVE

1 MODIFICATIONS TO THE STANDARD SIGNAGE PACKAGE USED BY LARGE
2 CORPORATIONS AND INNOVATIVE SIGN LIGHTING IS STRONGLY ENCOURAGED.

3 (b) FREESTANDING IDENTIFICATION SIGNS SHALL BE
4 LIMITED TO ONE SIGN FOR EACH ROAD FRONTAGE. THE MAXIMUM SIZE OF ANY
5 SIGN SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH FOOT OF ROAD FRONTAGE
6 OR 120 SQUARE FEET, WHICHEVER IS SMALLER. THE MAXIMUM HEIGHT OF THE
7 SIGNS SHALL NOT EXCEED 20 FEET MEASURED FROM THE BASE OF THE SIGN, AND
8 SIGNS MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE ROAD RIGHT OF WAY
9 LINE.

10 (c) ONE SIGN CONTAINING A DIRECTORY OF OCCUPANTS IS
11 PERMITTED FOR EACH ENTRANCE TO THE MIXED USE CENTER. SUCH DIRECTORY
12 SIGNS SHALL BE LIMITED TO 120 SQUARE FEET IN SIZE AND 15 FEET IN HEIGHT AND
13 SHALL BE SET BACK A MINIMUM OF 10 FEET FROM THE ROAD RIGHT OF WAY LINE.
14 GROUND SPOT LIGHTING OR BACK-LIT LIGHTING IS RECOMMENDED FOR
15 DIRECTORY SIGNS. IF INTERIOR LIGHTING IS USED, SIGN FACE MATERIAL MUST BE
16 OPAQUE WITH TRANSLUCENT INDIVIDUAL LETTERS.

17 (d) SIGNS TO IDENTIFY THE USE OF AN OCCUPANT SHALL BE
18 DESIGNED AS PART OF THE ARCHITECTURAL DESIGN OF THE BUILDING AND
19 ATTACHED THERETO.

20 (e) DIRECTIONAL INFORMATION SIGNS SHALL BE
21 ADEQUATELY PROVIDED AND DESIGN COORDINATED.

22 (f) ONE FREESTANDING SIGN SHALL BE PERMITTED FOR
23 EACH PAD SITE. SUCH SIGNS SHALL NOT EXCEED 50 SQUARE FEET IN SIZE AND

1 STAND NO TALLER THAN 8 FEET.

2 (g) THE FOLLOWING TYPES OF SIGNS SHALL NOT BE
3 PERMITTED IN A MIXED USE CENTER:

4 [1] BILLBOARDS.

5 [2] FLASHING, REVOLVING, ROTATING OR
6 CHANGING-LIGHT-INTENSITY OR CHANGING-COLOR SIGNS.

7 [3] TEMPORARY OR PORTABLE SIGNS.

8 (5) VEHICULAR AND PEDESTRIAN ACCESS, PARKING AND
9 CIRCULATION. ALL CIRCULATION PLANS, LIGHTING, LANDSCAPING AND
10 BUFFERYARD PLANS MUST BE SUBMITTED WITH THE PRELIMINARY PLAN
11 APPLICATION.

12 (a) PARKING MAY BE PROVIDED AS PER THE HARFORD
13 COUNTY ZONING CODE OR AS MODIFIED PER SECTION 267-41.2N OF THE RTE. 40 CRD
14 REGULATIONS; OR

15 (b) PARKING REQUIREMENTS IN A MIXED USE CENTER MAY
16 BE CALCULATED BY THE USE OF THE FOLLOWING CHART. THIS CHART TAKES INTO
17 ACCOUNT THAT DIFFERENT USES HAVE THEIR PEAK PARKING GENERATION
18 PERIODS AT DIFFERENT TIMES AND SHARING OF PARKING SPACES MAY BE USED.

USE	WEEKDAY		WEEKEND		
	DAY 6AM TO 6PM	EVENING 6PM TO 12 MID	DAY 6AM TO 6PM	EVENING 6PM TO 12 MID	NIGHT TIME 12MID TO 6AM
INDUSTRIAL	100%	10%	10%	5%	5%
RETAIL AND SERVICE	60%	90%	100%	70%	5%
HOTELS	75%	100%	75%	100%	75%
RESTAURANTS	50%	100%	100%	100%	10%

MOVIE THEATERS	40%	100%	80%	100%	10%
ALL OTHER USES	100%	100%	100%	100%	100%

USING THE PARKING REQUIREMENTS FROM THE HARFORD COUNTY ZONING CODE, THE HIGHEST PARKING REQUIREMENT FOR ANY GIVEN TIME PERIOD IS CALCULATED USING THE CHART ABOVE. THIS REQUIREMENT BECOMES THE PARKING REQUIREMENT FOR THE NONRESIDENTIAL USES IN THE MIXED USE CENTER. ALL REQUIREMENTS FOR SHARED PARKING PER SECTION 267-41.20 OF THE RTE. 40 CRD SHALL BE ADDRESSED IN ANY MIXED USE CENTER UTILIZING SHARED PARKING. RESIDENTIAL PARKING REQUIREMENTS SHALL BE DETERMINED FROM THE PARKING REQUIREMENTS IN THE HARFORD COUNTY ZONING CODE.

(c) THE ZONING ADMINISTRATOR MAY APPROVE THE USE OF LANDSCAPED PAVERS OR OTHER PERVIOUS MATERIAL FOR A PORTION OF THE REQUIRED PARKING NOT TO EXCEED 25% OF THE TOTAL PARKING.

(d) PEDESTRIAN CIRCULATION PLAN. EACH MIXED USE CENTER SHALL PROVIDE A PEDESTRIAN CIRCULATION PLAN IDENTIFYING IMPROVEMENTS THAT ARE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ACCOMPLISH THE FOLLOWING:

[1] MINIMIZES CONFLICT BETWEEN PEDESTRIANS AND MOVING MOTOR VEHICLES.

[2] CHANNELIZES PEDESTRIAN FLOWS TO CROSSING AREAS AND DELINEATES PATHS ACROSS MAJOR ROADWAYS THROUGH THE USE OF STRIPING AND SIGNAGE.

[3] CREATES SAFE AND CONVENIENT PEDESTRIAN

1 PATHS FROM ALL PARKING AREAS TO THE BUILDINGS AND BETWEEN THE
2 BUILDINGS THROUGH THE USE OF LANDSCAPED BUFFER AREAS, ISLANDS,
3 WALKWAYS, CROSS WALKS AND TRAFFIC CONTROL DEVICES.

4 [4] CONNECTS INTERNAL PEDESTRIAN WALKWAYS TO
5 EXISTING WALKWAYS AND/OR MAKES PROVISIONS FOR CONNECTION TO FUTURE
6 SITE WALKWAYS.

7 [5] PROVIDES CONVENIENT AND SAFE ACCESS TO
8 SURROUNDING RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL AREAS.

9 (e) VEHICULAR CIRCULATION PLAN. EACH MIXED USE
10 CENTER SHALL PROVIDE A VEHICULAR CIRCULATION PLAN IDENTIFYING
11 IMPROVEMENTS THAT ACCOMPLISH THE FOLLOWING:

12 [1] AT PRINCIPAL VEHICULAR ACCESS POINTS:
13 SERVICE DRIVES, TURNOUT LANES, TRAFFIC SEPARATION DEVICES AND MERGING
14 LANES MAY BE REQUIRED BASED ON THE ANTICIPATED FLOW OF TRAFFIC. SUCH
15 SERVICE DRIVES OR TURN-OUT AND MERGING LANES MAY BE ALLOWED AS PART
16 OF THE REQUIRED YARD ADJACENT TO A COLLECTOR OR ARTERIAL STREET. NO
17 SUCH SERVICE DRIVE OR LANE, AND NO VEHICULAR ENTRANCE OR EXITS, SHALL
18 BE COUNTED AS PART OF ANY REQUIRED LANDSCAPED AREA.

19 [2] LOADING AND SERVICE AREAS. LOADING AND
20 SERVICE AREAS SHALL BE SEPARATED FROM THE PEDESTRIAN AND CUSTOMER
21 PARKING AREAS. SERVICE AREAS SHALL BE LOCATED AWAY FROM ROADWAYS
22 TO THE GREATEST EXTENT POSSIBLE. IF EXPOSED TO VIEW, DUE TO UNUSUAL SITE
23 CONDITIONS, SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW TO THE

1 GREATEST EXTENT POSSIBLE.

2 (6) LIGHTING. EACH MIXED USE CENTER SHALL PROVIDE A
3 LIGHTING PLAN IDENTIFYING THE FOLLOWING:

4 (a) A DESCRIPTION OF THE TYPE AND LOCATION OF
5 LIGHTING FIXTURES AND THE LIGHT INTENSITY AND SHIELDING PROVISIONS TO
6 BE USED.

7 (b) THE LIGHTING FIXTURES SHALL BE DESIGNED TO ASSURE
8 COMPATIBILITY WITH THE BUILDING STYLE.

9 (c) LIGHTING SHALL BE DESIGNED, INSTALLED AND
10 MAINTAINED IN A MANNER NOT TO CAUSE A GLARE OR REFLECTION ON ADJACENT
11 RESIDENTIAL LOTS.

12 (7) LANDSCAPING AND BUFFERYARDS. EACH MIXED USE CENTER
13 SHALL PROVIDE A LANDSCAPING AND BUFFERYARD PLAN IDENTIFYING THE
14 FOLLOWING:

15 (a) MIXED USE CENTERS SHALL INCLUDE A MINIMUM OF 20%
16 OF THE PARCEL AREA PRESERVED AS VEGETATED OPEN SPACE. THE
17 BUFFERYARDS, LANDSCAPED PARKING ISLANDS, BUILDING AND PERIMETER
18 LANDSCAPING SHALL BE INCLUDED IN THE CALCULATION OF OPEN SPACE, SO
19 LONG AS A MINIMUM WIDTH OF 10 FEET IS MAINTAINED. VEGETATED
20 STORMWATER MANAGEMENT FACILITIES SHALL BE INCLUDED IN THE
21 CALCULATION OF OPEN SPACE.

22 (b) ALL PARKING LOTS, LOADING AREAS AND OUTDOOR
23 STORAGE AREAS SHALL BE SEPARATED WITH BUFFERYARDS FROM ANY ADJACENT

1 ROADS AND RESIDENTIAL DISTRICTS. THE WIDTH OF THE BUFFER MAY BE VARIED
 2 BASED ON THE HEIGHT, DENSITY AND AESTHETICS OF THE SCREENING MEASURES
 3 PROPOSED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

4	SCREENING MEASURES	WIDTH OF BUFFER YARD
5	VEGETATION LESS THAN 6 FEET	50
6	VEGETATION EXCEEDING 6 FEET	30
7	SOLID FENCE OR WALL 6 FEET IN HEIGHT	20

8 (c) FACILITIES FOR REFUSE DISPOSAL SHALL BE ENCLOSED
 9 BY SOLID FENCE OR WALLS AND LANDSCAPING SHALL BE INSTALLED AROUND THE
 10 PERIMETER.

11 (d) EXISTING SIGNIFICANT TREES SHALL BE RETAINED AND
 12 INCORPORATED INTO THE LANDSCAPING AND SITE DESIGN TO THE GREATEST
 13 EXTENT PRACTICABLE. RELOCATION OF EXISTING TREES AND SHRUBS FROM
 14 ALTERNATIVE SITES IS ENCOURAGED.

15 (e) LANDSCAPE AMENITIES AND MATERIALS SHALL BE OF
 16 HIGH QUALITY.

17 (f) ISLANDS AND OTHER LANDSCAPING ALTERNATIVES SUCH
 18 AS PLANTING TREES SHALL BE INCORPORATED INTO PARKING AREAS TO ADD
 19 VISUAL INTEREST. THE USE OF ISLANDS AND PERIMETER GARDENS DESIGNED AND
 20 LANDSCAPED TO SERVE AS BIORETENTION FACILITIES IS ENCOURAGED.

21 (g) FOR INDIVIDUAL LOTS SUBDIVIDED WITHIN A MIXED USE
 22 CENTER, THE BUFFER YARD AND SCREENING REQUIREMENTS SHALL APPLY ONLY
 23 TO THE PERIMETER OF THE CENTER AND SHALL NOT BE APPLICABLE INTERNALLY

AS AMENDED

1 BETWEEN USES ON ADJACENT LOTS DEVELOPED WITHIN THE CENTER. WHERE
2 INDIVIDUAL LOTS ARE ESTABLISHED WITHIN A MIXED USE CENTER, THE ONSITE
3 LANDSCAPING SHALL BE CONSISTENT WITH THE MATERIALS AND THEMES
4 ESTABLISHED FOR THE OVERALL CENTER.

5 E. COMMUNITY INPUT. MIXED USE CENTERS SHALL BE SUBJECT TO AT
6 LEAST TWO ADVERTISED PUBLIC INFORMATIONAL MEETINGS HELD BY THE
7 DEVELOPER.

8 (1) THE INITIAL ~~COMMUNITY INPUT~~ PUBLIC INFORMATION
9 MEETING SHALL SOLICIT COMMENTS FROM THE COMMUNITY REGARDING THE SITE
10 DESIGN, CENTER FUNCTION AND COMMUNITY AMENITIES. THE DEVELOPER OF THE
11 MIXED USE CENTER SHALL HAVE DRAFT CONCEPT PLANS FOR THE SITE LAYOUT,
12 PROPOSED MATERIALS AND ILLUSTRATIONS OF THE ARCHITECTURAL STYLE
13 PROPOSED. THIS MEETING SHALL BE HELD PRIOR TO SUBMITTAL OF A SITE PLAN
14 FOR REVIEW THROUGH THE DEVELOPMENT ADVISORY COMMITTEE.

15 (2) THE FOLLOW-UP ~~COMMUNITY~~ PUBLIC MEETING SHALL PRESENT
16 MORE DETAILED SITE LAYOUT, CIRCULATION PLANS, DRAFT LANDSCAPING AND
17 LIGHTING PLANS. THIS MEETING SHALL BE HELD PRIOR TO APPROVAL OF THE SITE
18 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING.

19 F. MODIFICATIONS. THE ZONING ADMINISTRATOR MAY APPROVE
20 MODIFICATIONS TO THE APPROVED PLANS FOR THE MIXED USE CENTER, PROVIDED
21 THAT THE OVERALL THEME AND INTENT OF THE PROJECT REMAINS INTACT.
22 SHOULD MODIFICATIONS CONSTITUTE A SUBSTANTIAL CHANGE TO THE PROJECT,
23 THE ZONING ADMINISTRATOR MAY REQUIRE THE APPLICANT TO HOLD

00-10
AS AMENDED

1 ADDITIONAL ~~COMMUNITY~~ PUBLIC MEETINGS AND/OR MAY REQUIRE THE
2 DEVELOPMENT ADVISORY COMMITTEE REVIEW THE AMENDED PROJECT.

3 **Part 6. Growth Management**

4 **Article XXI. Public Facilities**

5 **§ 267-104. Adequate public facilities.**

6 B. Adequacy standards (minimum acceptable level of service).

7 (2) Non-residential development

8 (c) Roads.

9 [7] PROJECTS LOCATED WITHIN THE RTE. 40 CRD.
10 DEVELOPMENTS WHICH HAVE THEIR PRIMARY ACCESS DIRECTLY ONTO U.S. ROUTE
11 40 AND DO NOT GENERATE MORE THAN 1,500 TRIPS PER DAY, BASED ON THE ITE
12 MANUAL, SHALL NOT BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS.
13 PROJECTS THAT GENERATE MORE 1,500 TRIPS MUST HAVE A TRAFFIC IMPACT
14 ANALYSIS PREPARED AND COMPLY WITH ALL STANDARDS OF THIS SECTION.

15 **Chapter 219. Signs**

16 **§ 219-4. Definitions.**

17 As used in this chapter, the following terms shall have the meanings indicated:

18 DIRECTORY SIGN -- INFORMATIONAL SIGN UTILIZED TO IDENTIFY NAME,
19 ADDRESS AND OCCUPANTS OF A BUILDING OR DEVELOPMENT.

20 **§ 219-13. Signs permitted by district.**

21 C. Business districts and industrial districts.

22 (1) Signs erected on and attached to commercial or industrial buildings.

23 (g) Freestanding signs.

[3] FREESTANDING SIGNS WITHIN THE U.S. ROUTE 40 COMMERCIAL REVITALIZATION DISTRICT ("RTE. 40 CRD"). FREESTANDING SIGNS IDENTIFYING SHOPPING CENTERS AND OTHER BUSINESS DEVELOPMENTS IN THE RTE. 40 CRD SHALL BE ALLOWED SUBJECT TO THE FOLLOWING STANDARDS. FREESTANDING SIGNS SHALL NOT EXCEED ONE SQUARE FOOT IN AREA FOR EACH FOOT OF ROAD FRONTAGE OR 120 SQUARE FEET, WHICHEVER IS SMALLER. ONE SUCH SIGN SHALL BE PERMITTED FOR EACH ROAD FRONTAGE, OR NOT MORE THAN TWO SIGNS SHALL BE PERMITTED ALONG ANY FRONTAGE WHICH EXCEEDS 500 FEET. THE MAXIMUM SIGN HEIGHT ALLOWED FOR ANY FREESTANDING SIGN IN THE RTE. 40 CRD IS 20 FEET MEASURED FROM THE BASE OF THE SIGN. THE SIGN SHALL BE SET BACK NOT LESS THAN 20 FEET FROM THE FRONT PROPERTY LINE.

§ 219-15. Billboards.

A. General. Billboards shall be permitted in the General Business (B3), Commercial Industrial (CI) and General Industrial (GI) Districts only. NEW BILLBOARDS MAY NOT BE CONSTRUCTED WITHIN THE RTE. 40 CRD.

B. Location. Billboards shall not be permitted to be erected within [three hundred ([300])] feet of any public square or the entrance to any public park, public, private or parochial school, library, church or similar institution. All such signs shall be set back from the front property line the distance required for a principal building in the zoning district in which located. No billboard shall be permitted to be erected within [one hundred ([100])] feet of a road intersection unless the base of the sign is not less than [ten ([10])] feet above ground level or road surface, whichever is higher. No billboard shall be erected within [six hundred sixty ([660])] feet of any highway which is part of the interstate highway system.

AS AMENDED

1 C. Height. A billboard shall be no more than [forty (]40[)] feet in height from road
2 grade. A variance in maximum height may be granted by the Board due to the uniqueness of the
3 property.

4 D. Area. Billboards displaying poster panels may be single- or double-faced. No
5 structure shall contain more than two [(2)] faces showing in the same direction. The two [(2)]
6 billboards shall not exceed a combined total of [six hundred (]600[)] square feet. Painted bulletins
7 shall be limited to an individual face, either single- or double-faced, and shall not exceed a total of
8 [nine hundred (]900[)] square feet per face.

9 E. Illumination. Illumination shall be in accordance with the provisions of § 219-11.

10 F. REMOVAL OF BILLBOARDS IN THE RTE. 40 CRD. EXISTING BILLBOARDS
11 LOCATED ON SITES WITHIN THE RTE. 40 CRD MAY REMAIN AND MAY BE REPLACED
12 SUBJECT TO APPROVAL OF NECESSARY PERMITS. SHOULD THE BILLBOARD BE
13 LOCATED ON A SITE WITH AN EXISTING USE, EXPANSION OF THE USE BY MORE
14 THAN 20% SHALL REQUIRE THE REMOVAL OF SAID BILLBOARD. SHOULD A
15 BILLBOARD BE LOCATED AS THE SOLE USE ON A SITE AS OF THE EFFECTIVE DATE
16 OF THE LEGISLATION, FUTURE DEVELOPMENT OF THE SITE FOR OTHER PERMITTED
17 USES SHALL REQUIRE THE REMOVAL OF SAID BILLBOARD.

18 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the
19 date it becomes law.

EFFECTIVE: July 21, 2000

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*

Council Administrator

00-101
AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

00-10
AS AMENDED
RESIDENTIAL: Transient Housing

USE CLASSIFICATION	ZONING DISTRICTS															
RESIDENTIAL: Transient Housing	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
Assisted living facilities	SE	SE	SE	SE	SE	P	P	P	SE	SE	SE	P	P			
Boarding homes and tourist homes	P								P	P	P	P	P			
Camps, retreats, recreation vehicle parks	SE												P			
Cottage houses	P/SE	P/SE		P/SE	P/SE			P/SE	P/SE							
Country inns and resorts	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P			
Group homes	SE	SE	SE	SE	SE	SE	SE	SE	SE							
Hotels and motels										P		P	P	P	SE	P
Nursing homes	SE	SE	SE	SE	SE/SD**	P/SD**	P/SD**	P	SE	SE	SE	P/SD**	P/SD**	SD**		
Personal-care boarding homes	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE						
Mixed Use Center							SD**					SD**	SD**	SD**		

KEY:

"P" indicates permitted subject to applicable code requirements

"SD" indicates permitted subject to special-development regulations, pursuant to Article VII.

"SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.

"T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

"P/SE" indicates permitted subject to applicable code requirements or subject to special exception regulations, pursuant to Article VIII.

** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only

A blank cell indicates that the use is not permitted.

00-10
AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

00-10
AS AMENDED
RETAIL TRADE

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
RETAIL TRADE																
Agricultural retail	P							SE		P	P	P	P	P		
Antique shops, art galleries and museums	SE							P		P	P	P	P	P		
Auction houses, animal	SE									SE			SE	P		P
Auction houses, other than animal										P		P	P	P		P
Christmas tree sales	T	T		T	T	T	T		T	T	T	T	T	T		T
Convenience goods stores							SD			P	P	P	P	P		
Farmers co-ops	P									P	P	P	P	P		P
Feed and grain mills	P									P				P		P
General merchandise stores										P			P	P		
Hawkers and peddlers										T		T	T	T		
Liquor stores										P		P	P	P		
Integrated community shopping centers (ICSC)											SD/ **	SD/ **	SD/ **			
Shopping centers										P	P	P	P			
Shoppers merchandise stores*										P		P	P	P		

KEY:

- "P" indicates permitted subject to applicable code requirements
- "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
- "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- * The following shoppers merchandise stores - business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.
- ** indicates permitted subject to special-development regulations, pursuant to § 267-41.2
- A blank cell indicates that the use is not permitted.

00-10
AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

00-10
AS AMENDED
RETAIL TRADE (continued)

(Amended by Bill Nos. 85-7; 88-85; 88-87)

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
RETAIL TRADE (continued)																
Specialty shops								P*		P	P	P	P	P		
Hobby and craft supplies (otherwise classified as Specialty Shops)								SE								
Mixed Use Center							SD**					SD**	SD**	SD**		

KEY:

"P" indicates permitted subject to applicable code requirements

"SD" indicates permitted subject to special-development regulations, pursuant to Article VII.

"SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.

"T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

* Except for Cosmetic Shops, Key Shops and Novelty Shops

** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only

A blank cell indicates that the use is not permitted.

00-10
AS AMENDED

Table I:

Principal Permitted Uses for Specific Zoning Districts:

RESIDENTIAL: Conventional Development

(Amended by Bill Nos. 84-37; 88-85; 88-87)

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
RESIDENTIAL: Conventional Dev.																
Single family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P			
Lot-line dwellings							P		P							
Semi-detached dwellings							P	P	P	P	P	P	P			
Duplex dwellings							P	P	P	P	P	P	P			
Patio/court/atrium dwellings							P									
Townhouse dwellings																
Multiplex dwellings																
Row duplex dwellings																
Garden apartment dwellings *							SD**	P					SE/ SD**			
Mid-rise apartment dwellings							SD**						SE/ SD**			
High-rise apartment dwellings													SE			
Mobile homes	P					SE	SE		SE	SE	SE	SE	SE			
Mobile home subdivisions	P					SD	SD									
Mixed Use Center							SD**					SD**	SD**	SD**		

KEY:

- "P" indicates permitted subject to applicable code requirements
- "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
- "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- * RO - Maximum of four (4) units
- ** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only

A blank cell indicates that the use is not permitted.

00-10
AS AMENDED

00-10
AS AMENDED

Table I:
Principal Permitted Uses for Specific Zoning Districts:

(Amended by Bill Nos. 85-7; 88-85; 88-87)

00-10
 AS AMENDED
 SERVICES

USE CLASSIFICATION	ZONING DISTRICTS															
SERVICES	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
Blacksmiths	P									P			P	P		P
Business services, including commercial schools								P		P	P	P	P	P		
Construction services and suppliers	SE									SE			P	P		P
Financial, insurance and real estate services								P		P	P	P	P	P		
Funeral homes and morticians	SE									P		P	P	P		
Health services and medical clinics	SE							SE		P	P	P	P	P		
Kennels and pet grooming	SE									SE	SE	SE	P	P		
Personal services							SD	P	SE	P	P	P	P	P		
Professional services							SD	P	SE	P	P	P	P	P		
Restaurants							SD			SE	SE	P	P	P		
Veterinary clinics or hospitals	SE									P		SE	P	P		
Corporate offices													P	P	P	P
Mixed Use Center							SD**					SD**	SD**	SD**		

KEY:

- "P" indicates permitted subject to applicable code requirements
- "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
- "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- "T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.
- ** indicates permitted subject to special-development regulations in the Commercial Revitalization District (CRD) only

A blank cell indicates that the use is not permitted.

00-10
 AS AMENDED

AS AMENDED

Brief Title) Route 40 Commercialization Revitalization District

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey
Council Administrator

[Signature]
President of the Council

Date 5-16-00Date 5/16/00

BY THE COUNCIL

Read the third time.

Passed: LSD 00-15 (May 16, 2000) (as amended)

Failed of Passage: _____

By Order

James E. Massey
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 18 th day of May, 2000, at 3:00 p. m.

James E. Massey
Council Administrator

BY THE EXECUTIVE

COUNTY EXECUTIVE

APPROVED: Date May 22, 2000

BY THE COUNCIL

This Bill, (No. 00-10, as amended) having been approved by the Executive and returned to the Council, becomes law on May 22, 2000.

James E. Massey
Council Administrator

EFFECTIVE DATE: July 21, 2000.